

UNITED STATES BANKRUPTCY COURT
Northern District of California

In re: FRE 355 Investment Group, LLC

Bankruptcy No.: 20-50628 SLJ
R.S. No.: LRL-001
Hearing Date: 08/11/2020
Time: 10:00 am

Debtor(s)

Relief From Stay Cover Sheet

Instructions: Complete caption and Section A for all motions. Complete Section B for mobile homes, motor vehicles, and personal property. Complete Section C for real property. Utilize Section C as necessary. If moving party is not a secured creditor, briefly summarize the nature of the motion in Section D.

(A) Date Petition Filed: 04/13/2020 Chapter: 11
Prior hearings on this obligation: None Last Day to File §523/§727 Complaints: N/A

(B) Description of personal property collateral (e.g. 1983 Ford Taurus):

Secured Creditor ☐ or lessor ☐

Fair market value: \$ _____

Source of value: _____

Contract Balance: \$ _____

Pre-Petition Default: \$ _____

Monthly Payment: \$ _____

No. of months: _____

Insurance Advance: \$ _____

Post-Petition Default: \$ _____

No. of months: _____

(C) Description of real property collateral (e.g. Single family residence, Oakland, CA): 10718 Mora Drive, Los Altos, California 94024

Fair market value: \$ 10,250,000.00

Source of value: Hart Appraisal Declaration If appraisal, date: 06/10/2020

First on 10718 Mora Drive, Los Altos, California 94024

Moving Party's position (first trust deed, second, abstract, etc.):

Approx. Bal. \$ 13,264,318.71

Pre-Petition Default: \$ _____

As of (date): 07/28/2020

No. of months: _____

Mo. payment: \$ 137,139.00

Post-Petition Default: \$ _____

Notice of Default (date): 04/15/2019

No. of months: _____

Notice of Trustee's Sale: 6/27/19

Advances Senior Liens: \$ _____

Specify name and status of other liens and encumbrances, if known (e.g. trust deeds, tax liens, etc.): \$255,298 Property taxes per POC 1 filed May 12, 2020

| Position | Amount | Mo. Payment | Defaults |
|---|-------------------------|-------------|----------|
| 1 st Trust Deed: <u>Movant</u> | \$ <u>13,264,318.71</u> | \$ _____ | \$ _____ |
| 2 nd Trust Deed: _____ | \$ _____ | \$ _____ | \$ _____ |
| Property Taxes <u>\$255,298</u> | : | | |
| _____ | : | | |
| _____ | : | | |
| (Total) | \$ <u>13,519,616.71</u> | \$ _____ | \$ _____ |

(D) Other pertinent information: Movant's loan fully matured prepetition. Movant's loan is also secured by joints administered Mora House property valued at \$2,275,000.

Dated: 07/28/2020

/s/ Lewis R. Landau

Signature

Lewis R. Landau

Print or Type Name

Attorney for Platinum Loan Servicing, Inc.